

GROWTH MANAGEMENT
Planning & Community Design Division

7/12/2007

RIDDLE-NEWMAN ENGINEERING, INC. 115 NORTH CANAL STREET LEESBURG, FL 34748-

Re: Project No. 2007060001, Application No. 956

Description: ST. MARK LUTHERAN CHURCH

AMENDMENT: PARKING MODIFICATIONS, NEW PAVING FOR EXISTING CHURCH

Dear RIDDLE-NEWMAN ENGINEERING, INC.:

Your **Site Plan** application has been reviewed by the Development Review Staff. Review comments are attached. All comments must be satisfied by the applicant prior to receiving a staff approval or being placed on a Public Hearing agenda.

Please respond to comments in the following manner:

- 1. Submit fifteen (15) legible, signed and sealed sets of plans. (19 sets if within Clermont JPA)
  - Revised sheets shall have revision dates in the title block.
  - Plan revisions must be either circled or their location indicated in the written response letter.
- 2. Provide a written response to all comments.
- 3. All plans shall provide a space five (5) inches by six (6) inches on the front page of each set of submittals to be used for the County approval stamp.
- 4. Plan revisions submitted thirty (30) days after the DRS meeting will result in a \$100 Plan Revision fee.
- 5. When all requested information has been received, it will be circulated to the DRS staff for review.

The Development Review Staff will then review revised plans and responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan. This review will be completed within fifteen (15) days of receipt of all required information and you will be notified of the results of the review.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Development Review Division of Planning and Community Design (352) 343-9640 or (352) 343-9739

> P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343-9739 • F 352.343-9816 Board of County Commissioners • www.lakecountyfl.gov

Project No. 2007060001, Application Request No. 956

# PLANNING & COMMUNITY DESIGN - KAREN ROSICK (352) 343-9739 EXT 5567 Rejection Comments

Item: SITE PLAN MEETING REQUIREMENTS OF LDR 14.09.00

**Remarks:** 2nd review Reviewed by Karen Rosick 06/29/07

- 1. Please provide the following; A recent aerial photograph encompassing the project area and identifying the project area and total land areas with site improvements overlain. The aerial photograph Shall be no older than the most recent aerials available from the County Manager or designee.
- 2. The 10 foot buffer located along the south side of the property, in the C-1 zoning, requires a Type "B" 15 foot buffer. Please show, note and label 15 foot buffer and move parking so that it is not located in the required 15 foot buffer.
- 3. Please add the following to each page, a stated and graphic scale.

Item: LANDSCAPE PLAN MEETING REQUIREMENTS OF LDR 9.01.00

Remarks: 07/10/07 1st Review Grant Wenrick

Please show landscape buffer "B" on the west side (approx. 140' length of "B" buffer) of the new parking and connect with the proposed buffer on the south side.

#### **Informational Comments**

Item:

Remarks:

Review Status: REJECT

## PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041 Rejection Comments

Item: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT

**Remarks:** St. Johns River Water Management District Permit is required before the final approval.

#### **Informational Comments**

**Item:** RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST **Remarks:** Site fronts on U.S. Hwy 27, no right of way requested.

Thanks,

Judith Law
Right of Way Agent
Lake County
Department of Public Works
437 Ardice Av.
Eustis, FL 32726
(352) 483-9065
jlaw@lakecountyfl.gov

Item: ALL EXISTING EASEMENTS AND RIGHT-OF-WAYS SHALL BE VACATED PRIOR TO FINAL SITE PLAN APPROVAL.

**Remarks:** Any existing platted easements need to be vacated or shown on the final plat. Currently the Florida Statutes pertaining to platting provides that a replat automatically vacates these underlying easements, however, Section 336.09 & 336.10 still exist which require a public hearing and notification. Lake County requires the applicant to apply for a vacation of these easements prior to final plat. (Please contact Patti Harker with the Right of Way Department for information about the vacation process).

Review Status: REJECT

FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788
Rejection Comments

Item:

Remarks:

### **Informational Comments**

Item:

Remarks:

Review Status: COMPLETE

HEALTH DEPT MARCELO BLANCO (352) 253-6130 Rejection Comments
Item: Remarks:
Informational Comments
Item: Remarks:
Review Status: COMPLETE
ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776 Rejection Comments
Item: Remarks:
Informational Comments
Item: Remarks:
Review Status: COMPLETE
PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487 Rejection Comments
Item: Remarks:
Informational Comments
Item: Remarks:

Review Status: COMPLETE

**CONCURRENCY - DEVELOPMENT REVIEW** 

## **Rejection Comments**

Item:

Remarks:

## **Informational Comments**

Item:

Remarks:

Review Status: CANCEL